

Return to:  
Delgado Law Firm, PLLC  
5779 Getwell Rd.  
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Southaven, MS 38672  
662-536-2120

6/30/08 3:54:06  
BK 588 PG 159  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

This Instrument Prepared By:  
Charles B. Griffith  
Attorney at Law  
106 Mission Court, Suite 1002  
Franklin, Tennessee 37067

~~XXXXXXXXXX~~  
LandCastle Title  
810 Crescent Centre Drive  
Suite 280  
Franklin, Tennessee 37067  
LCT File No.: MSQ-080500003A

State of Texas )  
County of Collin )

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17, ("Grantor," hereinafter) does hereby sell, assign, convey, specially warrant, and deliver unto ROCKEY L. REED AND COLLEEN A. REED\* ("Grantee," hereinafter), the following described property situated in DESOTO County, Mississippi, and being more particularly described as follows: **\*as tenants by the entirety with full right of survivorship and not as tenants in common**  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE  
FOR LEGAL DESCRIPTION

Commonly known as street address: 2836 SWINGING GATE DRIVE, HERNANDO, MS 38632

AND THE SAID Grantor will forever specially warrant and defend the title to the above-described property unto the said Grantee and his heirs, representatives, and assigns, against the claims of all persons claiming by, through, or under the Grantor, but not otherwise.

The Grantee has thoroughly inspected, examined and accepts the parcel along with any existing structures, improvements, and appurtenances thereunto belonging, if any, and is purchasing same in "as is," "where is" condition, without warranty. In addition, Grantee understands that the Grantor, its agents, successors and/or assigns, have made no representation or warranties, other than as specifically set out herein, either expressed or implied regarding this parcel and that Grantee is purchasing same based on the Grantee's sole judgment and diligent inquiry.

By acceptance of this Deed, as evidenced by having same recorded, Grantee affirms the content of this document and expressly agrees to indemnify and hold Grantor, its agents, successors and/or assigns, harmless from any and all claims (whether made by the Grantee, its agents, successors, assigns or any other party) regarding any deficiency as to the condition of the property and/or any existing structures on said parcel.

If bounded by water, the warranty granted herein shall not extend to any part of the above-described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

It is agreed and understood that taxes for the current year have been or shall be prorated on an estimated basis, effective the date of this instrument and are hereby assumed by the Grantee herein. When such actual taxes have been determined the parties hereto shall adjust the proration accordingly.

This conveyance and the warranty thereof is subject to zoning and/or other land-use regulations promulgated by federal, state, or local governments affecting the use or occupancy of the subject property, any and

Delgado

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all prior reservations, restrictions, easements, exceptions, sales, covenants, and/or conditions of record, including mineral, oil or gas reservations, and any and all public utility easements, servitudes and rights of way and restrictive covenants which might affect the subject property.

Grantor Name and Address:

Bank of New York as Trustee  
2380 Performance Drive  
Richardson, TX 75082

Phone Number: n/a

Grantee Name and Address:

Rockey J. Reed & Colleen A. Reed  
2836 Swinging Gate Drive  
Hernando, MS 38632

Phone Number: 832-567-0057  
Work: n/a

TITLE NOT EXAMINED

INDEXING INSTRUCTIONS: LOT 10, FOUNTAIN GATE SUBDIVISION, SITUATED IN SECTION 9, TOWNSHIP 3. SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI

## (Special Warranty Deed Continued)

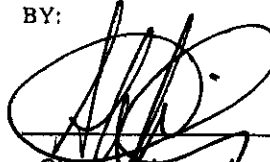
WITNESS THE SIGNATURE of the Grantor on this 17th day of June, 2008.

GRANTOR:

Bank of New York as Trustee for the Certificateholders  
CWABS, Inc. Asset-Backed Certificates, Series 2005-17

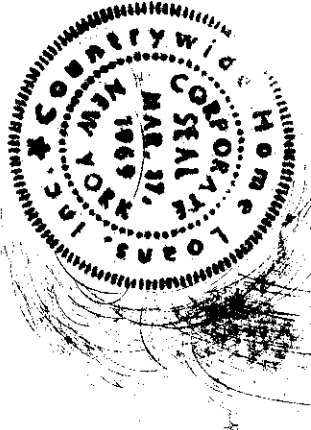
BY: Countrywide Home Loans, Attorney in Fact

BY:

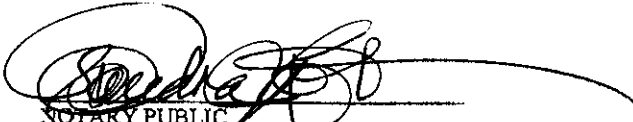
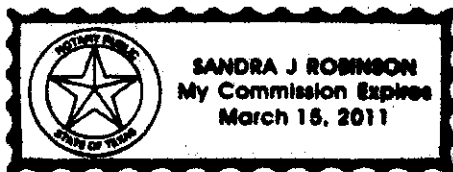


Stephen Aring, Asst Secretary

(Print Signer's Name and Title/Capacity)

ACKNOWLEDGEMENTSTATE OF Texas )  
COUNTY OF Collin )

Personally appeared before me, the undersigned authority in and for the said County and State, on this 17th day of June, 2008, within my jurisdiction, the within named Stephen Aring (Signer) who acknowledged to me that s/he is the Asst Secretary (title/capacity) of Countrywide Home Loans, Inc. (Signer's company name), the Attorney in Fact for \_\_\_\_\_ (Grantor) and that in its capacity as Attorney in Fact for Grantor s/he executed, signed and delivered the above and foregoing instrument after having been authorized by \_\_\_\_\_ (Signer's company name) and Grantor to do so.

Given under my hand and seal this the 17th day of June, 2008.
  
 NOTARY PUBLIC  
 My Commission Expires:


**EXHIBIT "A"**  
**(Legal Description)**

LOT 10, FOUNTAIN GATE SUBDIVISION, SITUATED IN SECTION 9, TOWNSHIP 3, SOUTH, RANGE 7 WEST, DESOTO COUNTY MISSISSIPPI, AS PER PLAT RECORDED IN PLAT BOOK 79, PAGE 33-38, CHANCERY CLERK'S OFFICE, DESOTO COUNTY, MISSISSIPPI.

BEING THE SAME PROPERTY CONVEYED TO GARY J. SAUNDERS AND WIFE EILEEN P. SAUNDERS FROM MICHAEL WITT LONG JR. AND BENJAMIN THAD FULGHUM BY WARRANTY DEED DATED JUNE 25<sup>TH</sup>, 2004 AND RECORDED 6/30/2004 IN BOOK 0475, PAGE 0578, IN THE REGISTER'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

CTC REAL ESTATE SERVICES CORP.  
1800 TAPÓ CANYON RD. SV2-88  
SIMI VALLEY, CA 93063

BK 588 PG 163

PBK 90 PG 178

POWER OF ATTORNEY

State: Mississippi  
County: DeSoto

The undersigned, as Trustee under the Pooling and Servicing Agreements (as defined below) hereby constitutes and appoints Countrywide Home Loans, Inc. and its authorized officers (collectively, "CHL") and each of them, its true and lawful attorneys-in-fact and agents, with full powers of substitution and resubstitution, for and in its name, place and stead, in any and all capacities, for the limited purpose of executing and recording any and all documents necessary to effect (i) a foreclosure of a Mortgage Loan, (ii) the disposition of an REO Property, (iii) an assumption agreement or modification agreement or supplement to the Mortgage Note, Mortgage, or deed of trust, and (iv) a reconveyance, deed of reconveyance or release or satisfaction of mortgage or such instrument releasing the lien of a Mortgage in connection with the transactions contemplated in those certain Pooling and Servicing Agreements (the "Pooling and Servicing Agreement") by and among the undersigned, CHL, and CWMBS, Inc. The undersigned also grants unto said attorneys-in-fact and agents, and each of them, the full power and authority to do and perform each and every act and thing requisite and necessary to be done in and about the premises, as fully to all intents and purposes as might or could be done in person to effect items (i), (ii) and (iii) above, hereby ratifying and confirming all that said attorneys-in-fact and agents or any of them, or their substitutes, may lawfully do or cause to be done by virtue hereof. Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Pooling and Servicing Agreements.

STATE MS.-DE SOTO CO.  
FILED

JUN 7 11 30 AM '01

BK. 90 PG. 178  
W.F. T.K.

THE BANK OF NEW YORK, as Trustee

By: Courtney A. Bartholomew

Its: COURTNEY A. BARTHOLOMEW  
VICE PRESIDENT

On 24 of May, 2001, before me, JOSEPH M. FURNARI,  
personally appeared COURTNEY A. BARTHOLOMEW, VICE PRESIDENT (title) of The  
Bank of New York personally known to me to be the person who name is subscribed hereon and  
acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her  
signature hereon, is authorized to execute this instrument on behalf of The Bank of New York.

Witness my hand and official seal.

Notary Public

JOSEPH FURNARI  
Notary Public, State of New York  
Registration #01100046586  
Qualified In Westchester County  
My Commission Expires Aug. 14, 2002

